

**City of Lockhart
Planning and Zoning Commission
August 24, 2022**

MINUTES

Members Present: Rick Arnic, Ron Peterson, Phil McBride, Manuel Oliva, Chris St. Ledger

Member Absent: Philip Ruiz, Bradley Lingvai

Staff Present: Christine Banda, David Fowler, Dan Gibson, Kevin Waller

Visitors/Citizens Addressing the Commission: Brad Laughlin, Charles Brigance, Rucker Adair, Teresa Ramirez, Jana Sensat

1. Call meeting to order. Vice-Chair Oliva called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the August 10, 2022, meeting.

Commissioner McBride moved to approve the August 10, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. ZC-22-20. Hold a PUBLIC HEARING and consider a request by Brad Laughlin on behalf of Garden Gate Holdings of Lockhart, LLC, for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on a total of 0.707-acre consisting of Lots 5 and 6, Block 2, and Part of Block 3, Reed's Addition, including a segment of a 15-foot wide alley between Blocks 2 and 3, located at 200 South Rio Grande Street and 203 Concho Street.

David Fowler explained that the applicant would like to change the zoning to RHD to allow for higher density development. The alley shown on the survey between the applicant's properties will be abandoned through a City Council action tentatively scheduled for September. He continued with his presentation describing the adjoining properties and neighborhood. He stated he received a couple of calls that expressed concerns about the intent of the zoning change request.

Vice-Chair Oliva opened the public hearing and asked if the applicant wished to speak.

Brad Laughlin, of 1402 Hardouin Avenue in Austin, said that he owns The Greens, which are located just north of the subject property. They will either develop something like The Greens, or build single-family residences for rent. He knows that the school district is looking for affordable housing for their staff.

Teresa Ramirez, of 722 West San Antonio Street, said she would like to see something similar to The Greens, and would prefer senior housing. She expressed her concern with new development, saying it usually brings additional traffic to an already highly-traveled area.

Jana Sensat, of 716 West San Antonio Street, said she would not want any two story buildings, and would like to continue to have access to her rear property from Concho Street.

Vice-Chair Oliva asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that staff recommended approval.

Commissioner Arnic moved to recommend approval of ZC-22-20 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

5. Hold a PUBLIC HEARING and consider a Text Amendment in Chapter 64 "Zoning", Appendix I "Specific Requirements for Residential Development Types", to delete the last sentence in the Remarks column for the PH-1 and PH-2 development types so that patio homes will be allowed on lots created after the date of adoption of Ordinance No. 90-30 as well as on lots existing prior to that date. [Withdrawn]

Mr. Gibson said that this item was withdrawn by staff and that it will be back on a Commission agenda in September.

6. FP-22-06. Consider a request by Matt Synatschk on behalf of Ranch Road Hansford, LLC, for approval of a Final Plat for Hansford Subdivision, Phase 1, consisting of 29.269 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District, and located at 1701 West San Antonio Street (SH 142).

Kevin Waller explained that the final plat for Phase 1 would include 107 single-family residential lots, three park lots, two combined park and drainage lots, greenbelt lots, and five new public streets. In addition, three existing streets would be extended into the development, including Windsor Boulevard, Monte Vista Drive, and Richland Drive, which would be renamed in this subdivision to North Richland Drive.

Vice-Chair Oliva asked if there was anyone to speak on behalf of the applicant.

Charles Brigance said he was the Professional Engineer on the project and was present to answer any questions.

Commissioner St. Ledger asked what the surface of the trail would be.

Mr. Brigance replied that it would be crushed granite and concrete.

After seeing no other speakers, Vice-Chair Oliva asked for the staff recommendation.

Mr. Waller said that staff recommended approval subject to a minor correction to a dimension of the right-of-way that was mislabeled on the plat.

Commissioner McBride moved to approve FP-22-06 subject to correction of the plat where the right-of-way width was mislabeled. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

7. FP-22-05. Continue consideration of a request by Adair Rucker for approval of a Final Plat for Rucker Acres Addition, consisting of 22.848 acres in the Francis Berry Survey, Abstract No. 2, located at 3422 Westwood Road (County Road 215) in the Lockhart Extraterritorial Jurisdiction; including Variances to Chapter 52, "Subdivision Regulations" waiving the requirement in Section 52-77(b) for construction of a public sidewalk along the abutting street (Westwood Road) designated as a future arterial street, waiving the requirements in Sections 52-112(a)(2) and 52-113(a)(2) to dedicate or pay a fee in lieu of dedication of parkland for a residential subdivision, and waiving the requirement in Section 52-141(a) that public improvements be designed and constructed in accordance with City's construction standards (specifically the minimum water flow standard for fire hydrants). [Tabled August 10th]

Mr. Waller explained that the item had been tabled so that staff could find out more information on how the parkland dedication would be applied. He said that it was determined that the parkland requirement was required only for Lot 1, which was the lot being subdivided from the parent lot. He said that later that a fee could be collected if Lot 2 is ever further subdivided.

Vice-Chair Oliva asked if the owner would like to speak.

Rucker Adair, of 3422 Westwood Road, was attending by phone, and said he could answer any questions the commissioners may have for him.

After seeing no other speakers, Vice-Chair Oliva asked for the staff recommendation.

Mr. Waller said that staff recommended approval of the plat, including the fire suppression and sidewalk variances, but not the variance to waive the parkland dedication or fee for Lot 1, which would be \$824.00.

Commissioner McBride moved to approve FP-22-05 including all requested variances. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

It was announced that the Commission's next regular meeting date would be September 14th, and there will be items for that agenda.

9. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner St. Ledger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:49 p.m.

Approved: Sept 14 2022
(date)

Christine Banda
Christine Banda, Recording Secretary

Manuel Oliva
Manuel Oliva, Vice-Chair